

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Doc#: 1909549314 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/05/2019 01:59 PM Pg: 1 of 5

Dec ID 20190301627429
ST/CO Stamp 0-129-473-952

GIT

410436746
m... 43

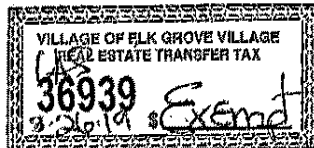
THIS INDENTURE WITNESSETH, that the grantor(s)
JAMES T. BROWN, also known as JAMES THOS BROWN, a married person, of the County of Cook and State of Illinois,
for and in consideration of TEN and no/100ths (\$10.00) Dollars in hand paid, convey(s) and quit claim(s) unto JAMES THOS BROWN, AS TRUSTEE OF THE JAMES THOS BROWN LIVING TRUST DATED NOVEMBER 7, 2018, whose address is 6665 CHELMSFORD, ELK GROVE VILLAGE IL 60007, as trustee under the provisions of a trust agreement dated _____, and known as Trust Number N/A, all interest in the following described real estate in the County of Lake and State of Illinois, to wit:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes for the year 2018 and subsequent years.

Permanent Real Estate Index Number(s): 08-32-101-015-1067
Address of Real Estate: 840 Wellington Avenue, Unit 409, Elk Grove Village Illinois 60007

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

THIS IS NOT HOMESTEAD PROPERTY



REAL ESTATE TRANSFER TAX		01-Apr-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
08-32-101-015-1067		20190301627429 0-129-473-952

UNOFFICIAL COPY

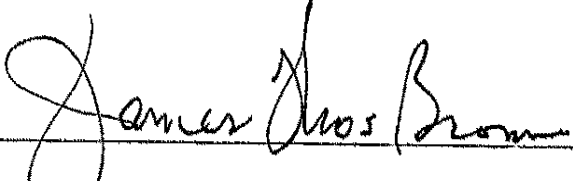
Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set his hand(s) this 7th day of November, 2018.



 JAMES THOS BROWN

UNOFFICIAL COPY

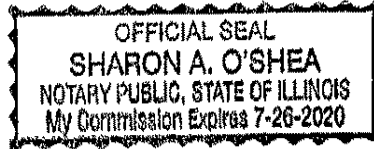
State of Illinois, County of COOK

I, SHARON A. O'SHEA, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT JAMES THOS BROWN personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and notarial seal, this 7th day of November, 2018.

Sharon A. O'Shea Notary Public)

Prepared By:
KEVIN G. KATSIS
Attorney at Law
7510 Madison St.
Forest Park IL 60130



Mail To:

Exempt under Paragraph (E)
of Real Estate Transfer Act.
Sharon A. O'Shea 11/7/18

Name and Address of Taxpayer/Address of Property:

BROWN, JAMES THOS
840 WELLINGTON AVE UNIT 409
ELK GROVE VILLAGE IL 60007

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT NUMBER 409 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTABLISH (HEREINAFTER REFERRED TO AS 'PARCEL'); SUBLLOT A IN LOT 3 IN THE FIRST RESUBDIVISION (PHASE II), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21380121, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDO OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21956371.

PARCEL 2: EASEMENT FOR THE BENEFIT TO PARCEL 1 AFORESAID TO PARKING SPACE 223, AS DELINEATED ON SURVEY OF OUTLOT C IN LOT 2 IN VILLAGE OF THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21380121, IN COOK COUNTY, ILLINOIS, AS CREATED BY THE GRANT RECORDED MARCH 16, 1981 AS DOCUMENT NUMBER 25805671.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436 DATED JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NUMBER 21517208 AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436 TO LEONAS RASLAVICIUS AND REGINA RASLAVICIUS, HIS WIFE DATED MAY 16, 1974 AND RECORDED JUNE 21, 1974 AS DOCUMENT NUMBER 22759547 FOR INGRESS AND EGRESS OVER LOT 2 (EXCEPT SUBLOTS 'A', 'B' AND 'C') IN VILLAGE ON THE LAKE SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21880121 IN COOK COUNTY, ILLINOIS.

Property address: 840 Wellington Avenue Unit 409, Elk Grove Village, IL 60007
Tax Number: 08-32-101-015-1067

UNOFFICIAL COPY

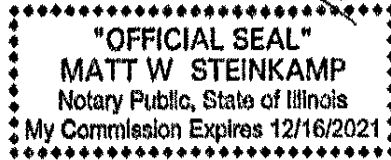
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov 7, 2018

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Kevin G. KATSIK
This 7th day of November, 2018
Notary Public [Signature]

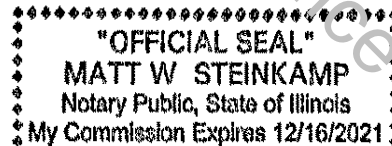


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Nov 7, 2018

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Kevin G. KATSIK
This 7th day of November, 2018
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)